

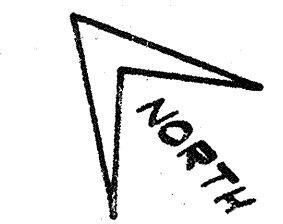
FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK OF BEXAR CO.
MAY 9 AM 10 59
apc: [signature]

11-1

SUBDIVISION PLAT OF INTERPARK SUBDIVISION, UNIT-1

BEING 25.105 ACRES OUT OF BLOCK 1, N.C.B. 17262,
OUT OF THE JOHN COKER SURVEY NO. 12, ABSTRACT
125, COUNTY BLOCK 5001, N.C.B. 12059, SAN
ANTONIO, BEXAR COUNTY, TEXAS.

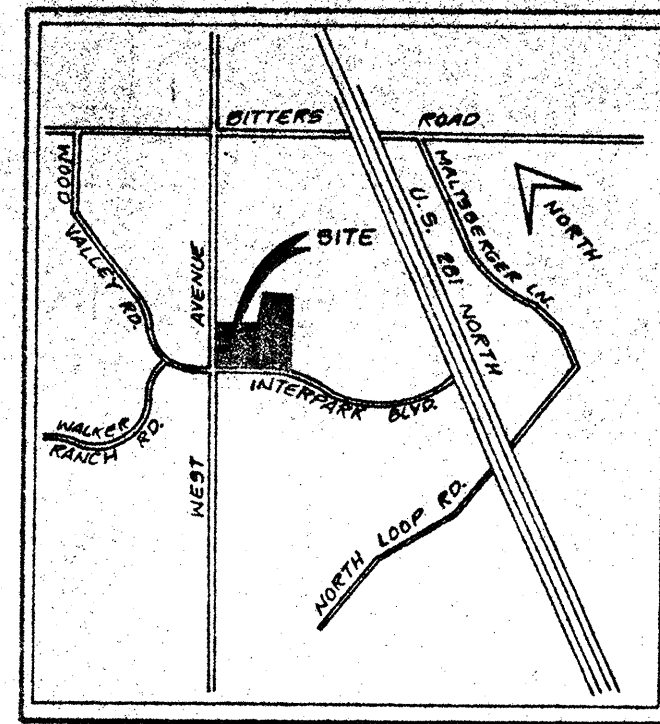
- NOTE: THE AMENDMENTS ARE AS FOLLOW:
1. CORRECTED DISTANCE ALONG NORTHWEST PROPERTY LINE FROM 424.10 FEET TO 432.16 FEET.
 2. CORRECTED THE BEARING and DISTANCE ALONG THE NORTHERNMOST PROPERTY LINE FROM $S 48^{\circ}13'21"E 737.94'$ TO $S 47^{\circ}56'48"E 736.95'$.
 3. CORRECTED THE DISTANCE ALONG THE SOUTHEAST PROPERTY LINE FROM 1153.86 FEET TO 1158.31 FEET.
 4. CORRECTED ACREAGE OF LOT 1, BLOCK 1, N.C.B. 17262 FROM 18.733 ACRES TO 18.838 ACRES.
 5. CORRECTED THE ACREAGE ON THE LEGAL DESCRIPTION FROM 25.000 ACRES TO 25.105 ACRES.
 6. CORRECTED THE PLACEMENT OF THE 31' GAS, ELECTRIC, TEL., WATER and C.A.T.V. ESM'T. ALONG THE NORTHWEST END OF LOT 1, BLOCK 1, N.C.B. 17262 TO BE 33 FOOT IN WIDTH ALONG THE COMMON LOT LINE OF LOTS 1 and 2 TO A POINT INTERSECTING WITH THE CORRECTED 28' GAS, ELECTRIC, TEL., WATER and C.A.T.V. EASEMENT.
 7. DELETED BEARING and DISTANCE OF 28' ELEC. and TEL. ESM'T. IN THE NORTHERNMOST PROPERTY LINE.
 8. CORRECTED TIES TO ALL EASEMENTS TO REFLECT REVISIONS.
- NOTE: THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 21, 1983.



SCALE: 1"=100'

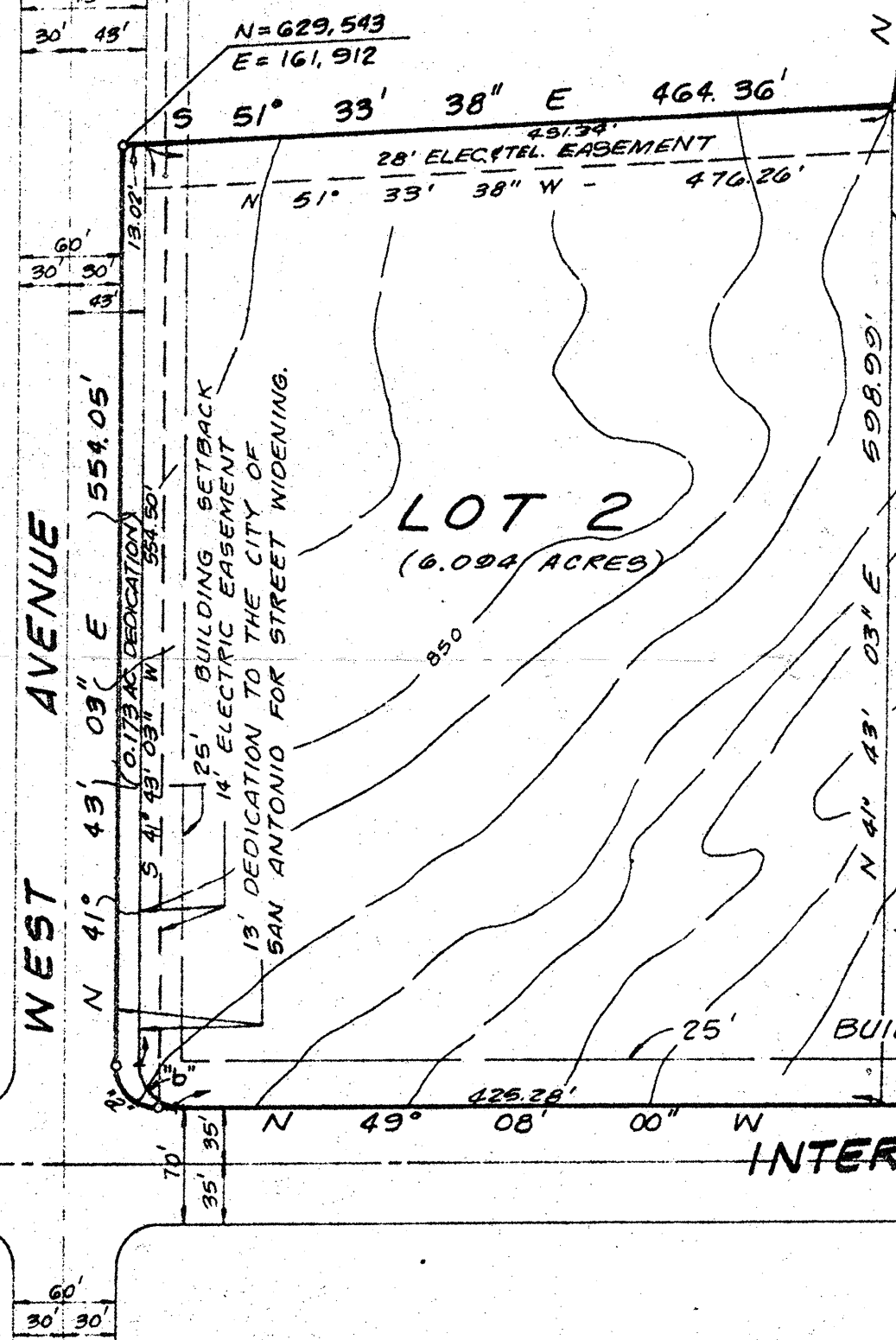
CURVE DATA					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CH BEARING
1	840.00'	$25^{\circ}00'00"$	186.22'	306.52'	$N 36^{\circ}38'00"W$
"2"	25.00'	$90^{\circ}36'14"$	25.27'	39.53'	$N 03^{\circ}49'57"W$
"3"	25.00'	$90^{\circ}51'09"$	25.37'	39.61'	$N 03^{\circ}42'29"W$

VRP# 05-10-004



LOCATION MAP

WEST AVENUE TWO SUB'D.
(VOLUME 8800, PAGE 38)



NOTE:
TWO COMMERCIAL LOTS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Mike Birnbaum
OWNER: CROWN DEVELOPMENT, INC.
DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE 27th DAY OF MAY, 1983, THE ABOVE NAMED NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF MAY, 1983.
J. R. [signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF EASEMENTS, RIGHTS OF WAY, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPLY WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE WHICH ARE GRANTED BY THE PLANNING COMMISSION OF THE CITY.
Robert A. Copeland
REGISTERED PROFESSIONAL ENGINEER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE 27th DAY OF MAY, 1983, THE ABOVE NAMED NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF MAY, 1983.
J. R. [signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATE SHOWN HEREON IS TRUE AND CORRECT.
Earl [signature]
REGISTERED SURVEYOR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE 27th DAY OF MAY, 1983, THE ABOVE NAMED NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF MAY, 1983.
J. R. [signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 27th DAY OF MAY, 1983, AND DULY RECORDED THE 27th DAY OF MAY, 1983, IN THE RECORDS OF SAID COUNTY IN BOOK VOLUME 9503 ON PAGE 73.
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27th DAY OF MAY, 1983.
COUNTY CLERK BEXAR COUNTY TEXAS
BY *[signature]*

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
C-4210
NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD, IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "CONSTRUCTING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF ERECTING POLES, HANDING OR ERECTING WIRES, CABLES, CONDUITS, APPLIANCES, TRANSFORMERS, EACH WITH ITS LAND, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES AND PLANTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPLIANCES THERE TO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY CIVIL LIABILITY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPE EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

VOL 9503

73



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 OCT 15 PM 1:09

Permit File: # 05-10-004
 Assigned by city staff

Date: _____

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: 1852 Limited

Phone: (210) 223-9171 Fax: (210) 223-3231

Address: 131 Interpark Boulevard

City: San Antonio State: Texas Zip code: 78216

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: David Martinez

Address: 555 East Ramsey

City: San Antonio State: TX Zip code: 78216

(b) Name of Project: Interpark Boulevard @ West Avenue (NEC)

(c) (k) Site location or address of Project and Legal description:

Address: 121 Interpark Boulevard (Northeast corner of Interpark Blvd. & West Ave)

Legal: Lot 13 & Lot 14, Block 1, N.C.B. 17262 as described by replat establishing Interpark West Subdivision recorded in Volume 9543, Page 221, Deed and Plat Records of Bexar County, Texas.

Council District 9 ETJ Over Edward's Aquifer Recharge? () yes (X) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet: 108,770 square feet

(e) Total area of impervious surface, in square feet: 103,335 (Assumed to be +/- 95%)

(f) Number of residential dwellings units, by type: N/A

(g) Type and amount of non-residential square footage: Existing Office Building & Proposed Expansion (+/- 25,525 square feet total)

(h) Phases of the development, (If Applicable): Phase 1 will occur within all of Lot 14 and a 0.549-acre portion of Lot 13, and involves expansion of existing building & additional parking as described above in (d)-(g). Phase 2 will occur within the remaining 0.89-acre portion of Lot 13 and will involve construction of new commercial building/s and parking.

4. What is the date the applicant claims rights vested for this Project? November 9, 1983

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

An office building and associated parking has been constructed on the property.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

CITY OF SAN ANTONIO
DEPT. OF PUBLIC WORKS
OFFICE OF THE DIRECTOR
04 OCT 15 P

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Interpark Subdivision, Unit-1 Plat # N/A (Doc # 669308) Acreage: 25.105 Approval

Date: 08/23/1983 Plat recording Date: 11/09/1983 Expiration Date: N/A Vol./Pg. 9503/73

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

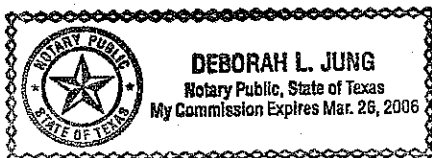
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: 1852 Limited By: Interwest, LLC, general partner Signature: _____ Date: 11/9/04
By: JM Westheimer, Jr. Manager

Sworn to and subscribed before me by JM Westheimer, Jr., Manager on this 11th day of October in the year 2004, to certify which witness my hand and seal of office.



Deborah L. Jung
Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-10-004

Assigned by city staff

Date: 10/29/04

☒ **Approved**

☐ **Disapproved**

Review By: _____



Development Services Department

Date: _____

Comments: As per City attorney comments the application is approved. As of June, 23, 1999, the date of approval of the plat for the project.

05-10-004



City of San Antonio
 Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) A legal description of the Property

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 OCT 15 PM 1:09

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: [Signature] Date: 10/15/04

EICHLITZ, DENNIS, WRAY & WESTHEIMER AGENCY, INC.
A MEMBER OF THE WORTHAM GROUP
ESTABLISHED 1852
131 INTERPARK BLVD.
SAN ANTONIO, TEXAS 78216
(210) 223-9171 • FAX (210) 223-2806



65134

PAY ONE HUNDRED SIXTY DOLLARS and 00 CENTS

TO THE
ORDER OF

City of San Antonio
401 S. Frio St
San Antonio, TX 78207

DATE

AMOUNT

10/07/04

\$160.00*

OVER \$10,000.00 REQUIRES TWO SIGNATURES
VOID AFTER 60 DAYS

J. Cusumano

AUTHORIZED SIGNATURE

⑈065134⑈ ⑆114013284⑆ 0033316⑈01

EICHLITZ, DENNIS, WRAY & WESTHEIMER AGENCY, INC.

65134

Account	Date	Schedule	Invoice #	P.O. #	Description	Debit	Credit
1-2-1-553 -GEN	10/07/04	BLDG	VESTED		Vested Right Permit PkLot	48.00	
1-1-1-553 -GEN	10/07/04	BLDG	VESTED		Vested Right Permit PkLot	112.00	
Check Amount	160.00						

05-10-004

EICHLITZ, DENNIS, WRAY & WESTHEIMER AGENCY, INC.

04 OCT 15 PM 1:10
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR